



DOWNTOWN MOUNTAIN VIEW BUILDING FOR SALE

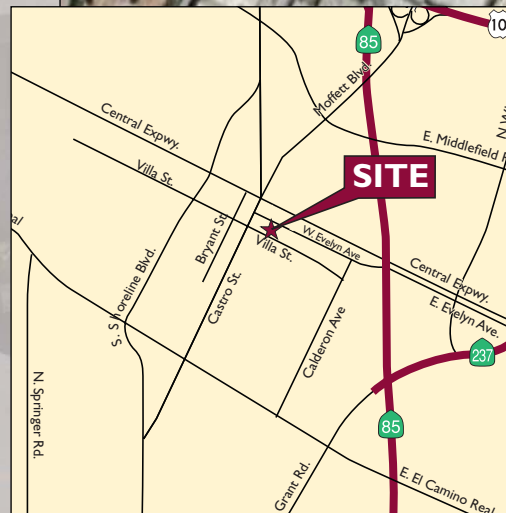
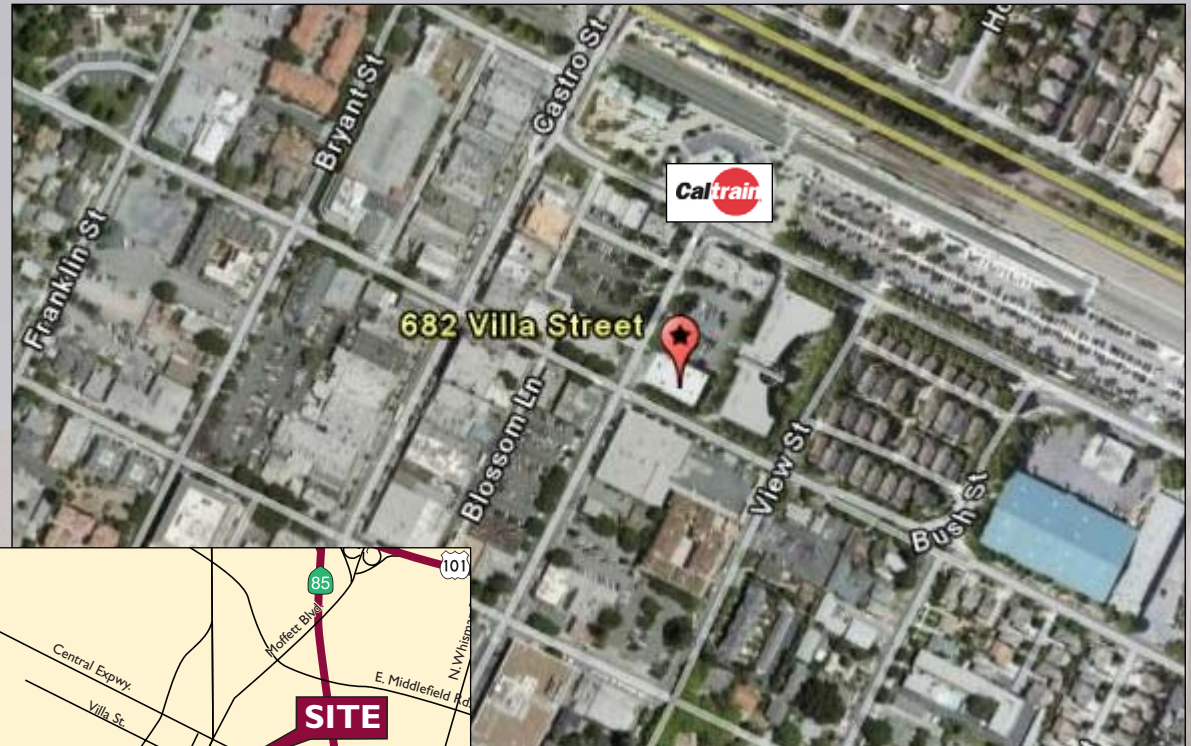
682 VILLA STREET

±7,614 Square Foot Building



PROPERTY HIGHLIGHTS/PHOTOS

- ±7,614 Gross Square Foot Office/Medical Building
- Located in the Heart of Downtown Mountain View
- Walking Distance to Amenities - Immediate Access to Light Rail
- Parcel Size: ±9,000 Square Feet
- Partially Leased (Month to Month)
- Easy Access to Highway 101
- APN: 159-21-025
- For Sale at \$2,650,000
- Zoning: P19 - Downtown Mountain View
(Go to: <http://www.ci.mtnview.ca.us/civica/filebank/blobload.asp?BlobID=2768>)



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or sale.

09-0807•4/09

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DOWNTOWN MOUNTAIN VIEW BUILDING FOR SALE

682 Villa Street, Mountain View

RENT ROLL

| Unit No. | Tenant | Sq.Ft. | Rent Potential | Rent Actual | Rent/ Sq. Ft | Deposit |
|----------|-------------------|--------------|--------------------|-------------------|--------------|---------|
| A | Wang | 1,167 | \$3,209.25 | \$2,917.50 | \$2.50 | \$0 |
| B | Vacant - Proforma | 1,169 | \$3,214.75 | \$0 | \$0 | \$0 |
| C | Lehnhardt | 662 | \$1,820.00 | \$1,655.00 | \$2.50 | \$0 |
| D | Vacant - Proforma | 728 | \$2,002.00 | \$0 | \$0 | n/a |
| E | Vacant - Proforma | 845 | \$2,048.75 | \$0 | \$0 | \$0 |
| F | Hong | 948 | \$2,607.00 | \$2,370.00 | \$2.50 | \$0 |
| G | Dairiki | 754 | \$2,073.50 | \$1,885.00 | \$2.50 | \$0 |
| | Common Area | 1,341 | \$3,662.75 | \$0 | \$0 | n/a |
| | Total | 7,614 | \$18,863.00 | \$8,827.50 | n/a | |

Total Annual Rent (Current) \$105,930

Total Annual Expenses (Janitorial, Landscaping, Management, Property Tax, Property Insurance, Utilities) <\$28,953.76>

Annual Net Operating Income (Current) \$76,976.24

Note: All leases are month to month.

Current Annual Expenses

| | |
|-------------------------------|--------------------|
| Maintenance Fee | \$6,000.00 |
| Supplies | \$792.25 |
| Repairs | \$5,652.64 |
| Property Taxes | \$6,546.42 |
| Insurance | \$2,232.00 |
| Utilities | <u>\$7,730.45</u> |
| Total Monthly Expenses | \$28,953.76 |

Proforma Income

100% Leased
\$2.75 Gross per Square Foot
\$251,262

Annual Expenses (Annual Gross Income Including Property Taxes Based on \$2,650,000 Purchase Price) <\$54,207.34>

Proforma Net Operating Income \$197,054.66

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AREA/MARKET OVERVIEW

MARKET SUMMARY

682 Villa Street is located in the heart of the Silicon Valley in downtown Mountain View. Also located in Mountain View are such notable firms as Google, Microsoft, Nokia, Hewlett Packard, Intuit and Fenwick & West.

Downtown Mountain View has long been an ideal office market for users which have been attracted by the central location, growth opportunities, outstanding amenities for employees, convenient transportation options, as well as residential housing for all employees across the economic spectrum. The Property is located close to Castro Street, the main artery in the Mountain View downtown market. There are many restaurants and shops on Castro Street, as well as the Center for the Performing Arts, City Hall and the Mountain View Public Library. In addition, both CalTrain and the San Jose Light Rail are within walking distance of the Property, providing access to both San Francisco & San Jose employee base. Downtown Mountain View is served by direct access to US Highway 101, Routes 85 and 237 & Interstate 280. This central location will continue to be desirable to companies and an appealing location to recruit employees.

AREA SUMMARY

682 Villa Street is located in the heart of the Silicon Valley in downtown Mountain View, which is in close proximity to executive housing in the communities of Mountain View, Los Altos, Los Altos Hills, Palo Alto, Saratoga and Cupertino.

The strong appeal for this market is a result of intellectual capital concentration and the incubation of technology and bio-technology companies - primarily due to billions of dollars of venture capital investment in the area. In addition to the companies named in the Market Summary, there has been a recent proliferation of biotechnology and life science companies that will diversify the existing technology-oriented tenant base.

The broad amenity base in downtown Mountain View will continue to attract strong professional services, as well as high-tech firms. Regional amenities include world-class educational institutions such as Stanford University, University of California Berkeley, and Santa Clara University; major transportation infrastructure, variety of housing options from entry-level to high-end executive housing, and a variety of award winning school districts.

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